

Zachary Pappas

January 22, 2014

Donald Driggs
PO Box 405
Spring Park, MN 55384

Dear Mr. Driggs,

After searching the Multiple Listing Service "MLS" I wasn't able to find any 2, 3, or 4 unit buildings on Lake Minnetonka which have either been sold or listed in the past 5 years to compare the property located at 3990 Sunset Dr. Spring Park, MN 55348. In my opinion the best way to get a value for your property at 3990 Sunset Dr. would be to perform an income approach with a rental expert.

Sincerely, Zachary Pappas

A handwritten signature in black ink, appearing to read "Zach Pappas", written in a cursive style.

Licensed Real Estate Broker in the State of Minnesota.

**Hennepin County**

A-600 Government Center
300 S. Sixth Street
Minneapolis, MN 55487-0060

612-348-3011 www.hennepin.us

Proposed levies & taxes

2013 values for taxes payable in 2014

2014

DONALD A. DRIGGS
2925 CASCO POINTE RD
WAYZATA MN 55391-9412

THIS IS NOT A BILL — DO NOT PAY

Property ID NO: 17-117-23 33 0025
3990 SUNSET DR

Property taxes statement schedule**Value & classification**

TAX YEAR PAYABLE CLASS:	2013 RES NHSTD	2014 RES NHSTD
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Estimated Market Value:	\$524,000	\$515,000
Homestead Exclusion:	\$0	\$0
Other Exclusion/Deferral:	\$0	\$0
Taxable Mkt Value:	\$524,000	\$515,000

Step 2**Proposed levies & taxes**

2013 TAX	\$7,136.26
2014 PROPOSED	\$7,191.72
Percent change	.8%

Now is the time to provide feedback on proposed levies.
It is too late to appeal your value or classification without going to Tax Court.

**Property tax statement**

Coming March 2014, due May 15, 2014 and Oct 15, 2014

Addresses for correspondence	Actual 2013	Proposed 2014	Meeting date & location
Hennepin County A2400 Government Center Minneapolis MN 55487 612-348-3011	\$2,704.16	\$2,678.66	Nov 26, 2013 6:00 PM Commissioner Board Room A2400 Government Center Minneapolis MN 55487
City of SPRING PARK City of Spring Park 4349 Warren Ave Spring Park MN 55384 952-471-9051	\$2,137.75	\$2,194.52	Dec 2, 2013 7:30 PM Spring Park City Hall 4349 Warren Ave Spring Park MN 55384
STATE GENERAL TAX			No meeting required
School District 277 Voter Approved Levy: Other Local Levies: School District Total Westonka Public Schools 5901 Sunnyfield Road East Minnetrista MN 55364 952-491-8007	\$1,529.50 \$419.10 \$1,748.60	\$1,130.72 \$635.54 \$1,766.26	Dec 9, 2013 7:00 PM Community Room Educational Service Center 5901 Sunnyfield Road E Minnetrista MN 55364
Metropolitan Special Taxing Dist. Metropolitan Council 390 Robert Street North St Paul MN 55101-1805 651-602-1647	\$171.82	\$172.65	Dec 11, 2013 6:00 PM Metropolitan Council 390 Robert Street North St Paul MN 55101-1805
Other Spec. Taxing Dist: Fiscal Disparity Tax: Tax Increment Tax:	\$373.93	\$379.63	No meeting required No meeting required No meeting required
TAX EXCLUDING SPECIAL ASSESSMENTS	\$7,136.26	\$7,191.72	